

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 04-07-03

301 /

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-13</b>
ITEM DESCRIPTION: Final Plat #02-62, by Leslie Lurken, to be known as Wedgewood Hills Sixth. The applicant is proposing to subdivide approximately 6.68 acres of land located south of 55 <sup>th</sup> Street NW, west of 50 <sup>th</sup> Avenue NW and Wedgewood Hills Third Subdivision. The Plat proposes to create 24 single family lots and two Outlots and will dedicate right-of-way for extending Duvall Street NW and 54 <sup>th</sup> Avenue NW.		PREPARED BY: Theresa Fogarty, Planner

April 1, 2003

### Planning Department Review:

See attached staff report dated April 1, 2003, recommending approval subject to the following conditions and / or modifications:

- 1. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated March 26, 2003. The applicant shall receive credits for the dedication of the 0.09 acre Outlot A of this plat. Outlot A shall serve as park access on the west side of Wedgewood Hills Park.***
- 2. The Developer is obligated to construct a 10' wide bituminous path within Outlots 'A' & 'B'. The Developer is also obligated to grade and seed to turf prior to dedication, the remaining area within Outlots 'A' & 'B' not covered by the bituminous path.***
- 3. Prior to recording the Final Plat for this development, the mid-block pedestrian crossing Outlots 'A' & 'B' shall line up across from each other, vs. the offset as shown on the proposed Final Plat. Staff is suggesting shifting Lot 5, Block 1, north and locating Outlot 'B' along the south line of said Lot 5.***

### Council Action Needed:

- 1. A resolution approving the plat can be adopted.***

### Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, April 7, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

W S  
CA

# KINGS/ON PLANNING

**55 ST NW**

LEXINGTON PL NW

LEXINGTON PL NW

LEXINGTON LN-NW

LEXING

DUVALL ST NW

DUVALL ST NW

# PINEHURST LN

AGUSTA LYNX

AGUSTAIN NW

52 AVE NW

DUVALL PL NW  
DUVALL PL NW

51	S
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54

51 S 2 NW

51 ST NV

**KING**

KING

# KINGSB

# KINGS/ON PLANNING

# KINGS/ON PLANNING

# WEDGEWOOD HILLS SIXTH

## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property on this plat as WEDGEWOOD HILLS SIXTH, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.05, Subd. 1, or public highways to be designated other than as shown thereon.

James E. Swanson, L.S.  
Minnesota License Number 11822

State of Minnesota  
County of Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Notary Public, Dodge County, Minnesota

My commission expires \_\_\_\_\_

## COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Olmeted County Surveyor

## CITY APPROVAL

State of Minnesota  
County of Olmeted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2003, the accompanying plat was duly approved by the Common Council of the City of Rochester, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Judy K. Scherr, City Clerk

## PROPERTY RECORDS AND LICENSING

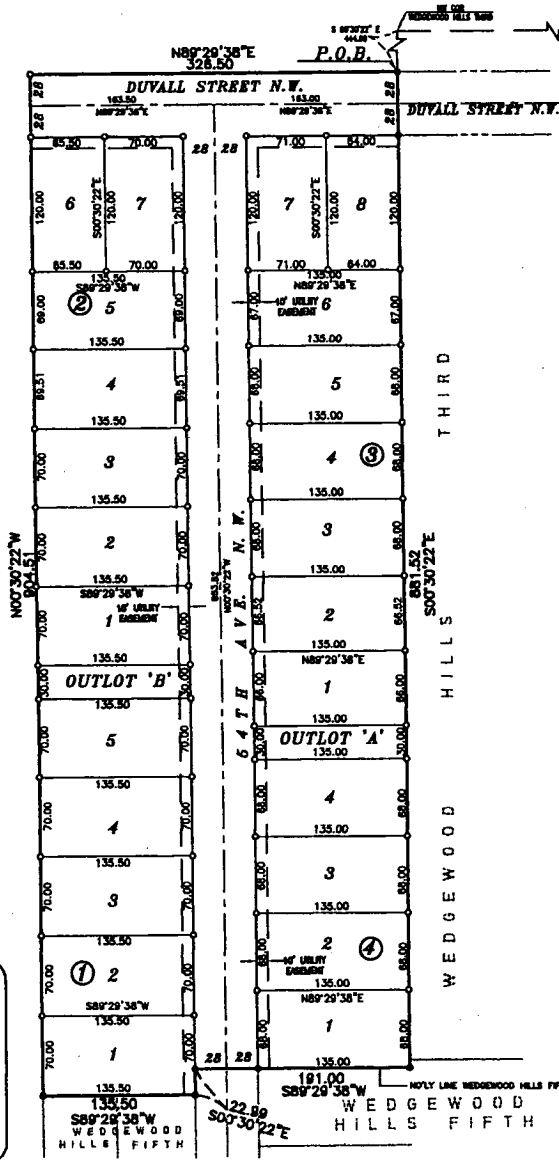
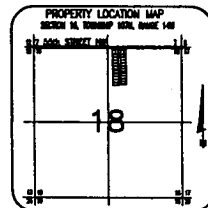
Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the office of Property Records and Licensing for the record on \_\_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded in the Olmeted County records.

Director of Property Records & Licensing

Deputy



## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Leslie A. Lurken and Raegen L. Lurken, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 18, Township 107 North, Range 14 West, Olmeted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 89 degrees 29 minutes 28 seconds East, assumed bearing, along the north line thereof, 1970.53 feet to the northwest corner of WEDGEWOOD HILLS THIRD; thence South 00 degrees 30 minutes 28 seconds East, along the west line thereof, 444.90 feet to the point of beginning; thence continue South 00 degrees 30 minutes 28 seconds East along said west line, 581.58 feet to the northerly line of WEDGEWOOD HILLS FIFTH (the past three courses are along said northerly line); thence South 89 degrees 29 minutes 28 seconds West, 191.00 feet; thence South 00 degrees 30 minutes 28 seconds East, 22.90 feet; thence South 89 degrees 29 minutes 28 seconds West, 135.50 feet; thence North 00 degrees 30 minutes 28 seconds West, 504.51 feet; thence North 89 degrees 29 minutes 28 seconds East, 295.50 feet to the point of beginning.

Containing 6.88 acres.

have caused the same to be surveyed and platted as WEDGEWOOD HILLS SIXTH and do hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Leslie A. Lurken and Raegen L. Lurken, husband and wife, have caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Leslie A. Lurken

Raegen L. Lurken

State of Minnesota  
County of Dodge

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Leslie A. Lurken and Raegen L. Lurken, husband and wife,

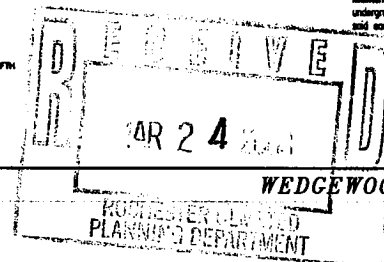
Notary Public, Dodge County, Minnesota

My commission expires \_\_\_\_\_

NOTE:  
ALL REMAINING DIMENSIONS ARE 5/8" IN. CAPPED PILES  
WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.  
ALL REMAINING DIMENSIONS ARE 5/8" IN. CAPPED PILES  
WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.

UTILITY EASEMENT defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and brining in said easement.

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.



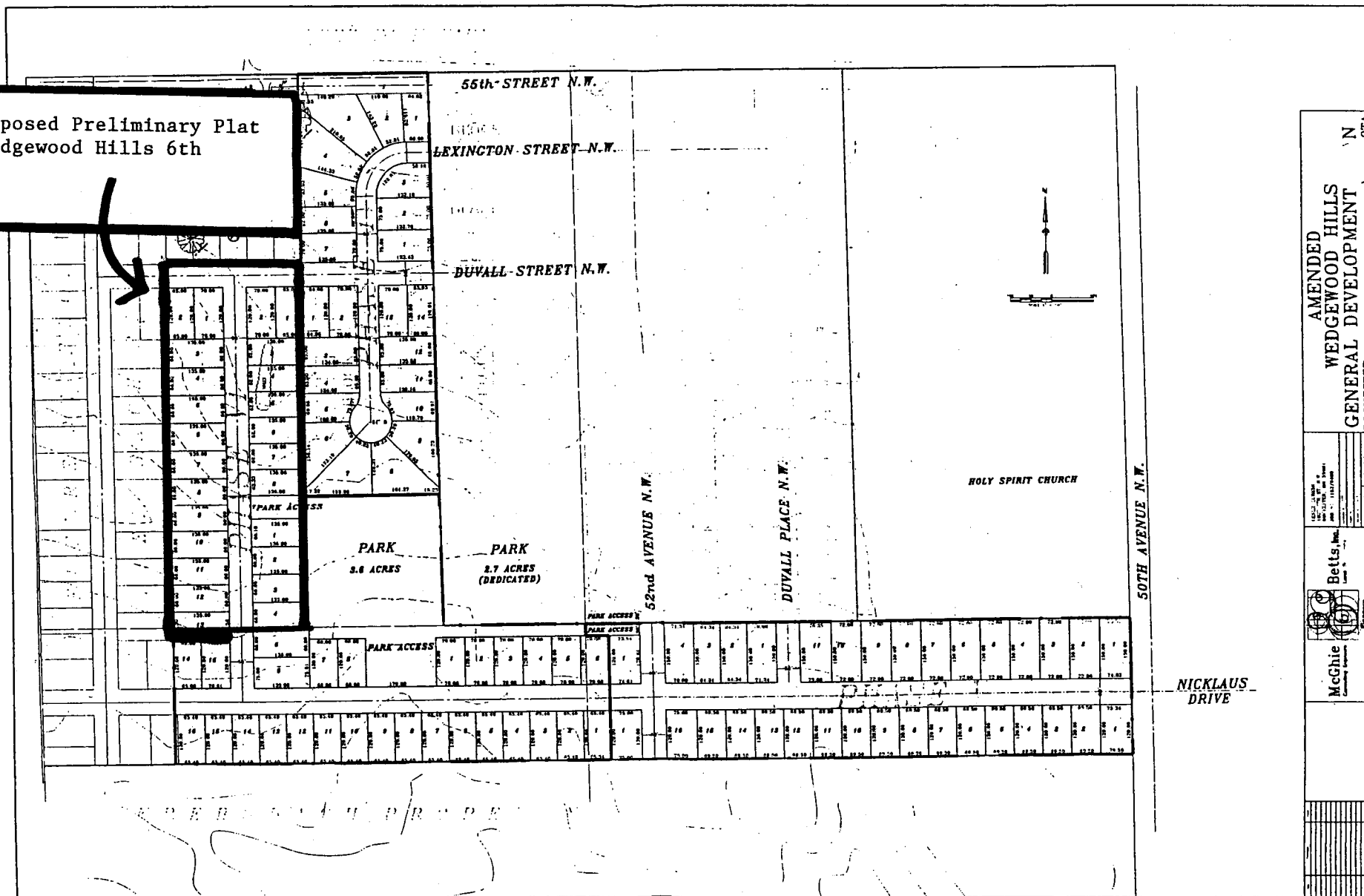
PREPARED BY:  
MOORE & BATES, INC.  
CONSULTING ENGINEERS  
PLANNING AND SURVEYING  
ROCHESTER, MINNESOTA

WEDGEWOOD HILLS SIXTH

303

504

Proposed Preliminary Plat  
Wedgewood Hills 6th



AMENDED  
WEDGEWOOD HILLS  
GENERAL DEVELOPMENT

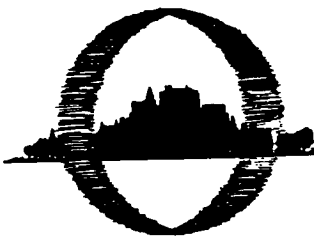
ROCHESTER, N.Y.

McChie  
Engineering & Surveying

Betts  
Land Surveyors

LOCAL LAWYER  
JAMES J. McChie  
1000 E. 10th St.  
Rochester, N.Y. 14609

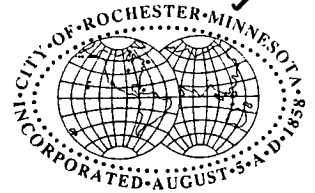
NOTARY PUBLIC  
JAMES J. McChie  
1000 E. 10th St.  
Rochester, N.Y. 14609



## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF  
*Olmsted*



**TO:** Rochester Common Council

**FROM:** Theresa Fogarty, Planner

**DATE:** April 1, 2003

**RE:** Final Plat #02-62 by Leslie Lurken, to be known as Wedgewood Hills Sixth. The applicant is proposing to subdivide approximately 6.68 acre of land located south of 55<sup>th</sup> Street NW, west of 50<sup>th</sup> Avenue NW and Wedgewood Hills Third Subdivision. The Plat proposes to create 24 single family lots and two Outlots and will dedicate right-of-way for extending Duvall Street NW and 54<sup>th</sup> Avenue NW.

### Planning Department Review:

**Applicant/Owner:**

Leslie Lurken  
1027 NW 7<sup>th</sup> Street  
Rochester, MN 55901

**Surveyors/Engineers:**

McGhie & Betts, Inc.  
1648 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

Rochester Public Works Department  
Planning Dept. Wetlands  
Rochester Park & Recreation Department

**Report Attachments:**

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. Wedgewood Hills General Development Plan

### Development Review:

**Zoning:**

The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

**Roadways:**

This plat proposes to dedicate right-of-way for two new roadways.

**Pedestrian Facilities:**

In accordance with current City policy Pedestrian Facilities and the approved Development Agreement, pedestrian facilities will be required along both sides of all new roadways within this plat.



**Drainage:**

The topography of this area generally drains to the north.

Grading and Drainage Plans have been approved.

**Wetlands:**

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. A No Loss application was approved for this area in 1997.

**Public Utilities:**

Final utility construction plans have been approved.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 29 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

**Parkland Dedication:**

The City Park and Recreation Department recommends that dedication requirements be met via: Reduction in previously established credits resulting from the dedication of a  $\pm$  6 acre park in the subdivision.

The applicant should receive credits for the dedication of the 0.09 acre Outlot A of this plat.

**General Development Plan:**

This property is included within the Wedgewood Hills General Development Plan (GDP), amended in 1999. The Plan is generally consistent with the amended GDP.

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for this area was approved by the City Council on February 19, 2003. The approval of the preliminary plat was subject to five (5) conditions. The conditions are listed below:

**1. The Plat shall be revised to:**

- a. ***Provide a 30' outlet consistent with Section 64.227 of the Rochester Zoning Ordinance and Land Development Manual providing connection from the currently unplatted land located west of this plat. Staff is suggesting that the mid-block connection be placed between Lots 5 & 6, Block 1. The mid-block connection shall be dedicated to the City, with the pedestrian path links constructed at the Developer's expense, concurrent with construction through the City-Owner Contract process.***
2. ***The applicant has met the parkland dedication requirements via: Reduction in previously established credits resulting from the dedication of the  $\pm$  6 acre park in the subdivision. The applicant shall receive credits for the dedication of the 0.09 acre Outlot A of this plat. Outlot A shall dedicated to the City and shall be graded***

307

- and seeded to turf prior to dedication and this outlot shall serve as park access on the west side of Wedgewood Hills Park, lying east of this plat.*
- 3. Pedestrian Facilities shall be constructed along both sides of Duvall Street NW and 54<sup>th</sup> Avenue NW and concurrent with this development or as specified in the executed Development Agreement. The Developer is obligated to construct a 10 foot wide bituminous pedestrian path within Outlot 'A'.*
  - 4. Stormwater Management shall be provided for this development. If participation in the City's Storm Water Management Plan (SWMP) is approved, a Storm Water Management Fee shall apply for the benefit of participation for those areas where on-site detention is not provided.*
  - 5. This property is within the area designated for the Northwest Area Transportation Improvement District, and shall be subject to a TID area charge based on the gross acreage of the subdivision.*

**Planning Staff Review and Recommendation:**

The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

- 1. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated March 26, 2003. The applicant shall receive credits for the dedication of the 0.09 acre Outlot A of this plat. Outlot A shall serve as park access on the west side of Wedgewood Hills Park.*
- 2. The Developer is obligated to construct a 10' wide bituminous path within Outlots 'A' & 'B'. The Developer is also obligated to grade and seed to turf prior to dedication, the remaining area within Outlots 'A' & 'B' not covered by the bituminous path.*
- 2. Prior to recording the Final Plat for this development, the mid-block pedestrian crossing Outlots 'A' & 'B' shall line up across from each other, vs. the offset as shown on the proposed Final Plat. Staff is suggesting shifting Lot 5, Block 1, north and locating Outlot 'B' along the south line of said Lot 5.*

308

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 3/28/03

The Department of Public Works has reviewed the application for a Final Plat #02-62 for the proposed Wedgewood Hills Sixth subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
  2. A City-Owner Contract has been prepared, and execution by the City is required prior to construction of public infrastructure to serve this development.
  3. The mid-block pedestrian crossing Outlots 'A' & 'B', should line up across from each other, vs. the offset as shown on the proposed Final Plat. Staff would suggest shifting Lot 5, Block 1, north, and locating Outlot 'B' along the south line of said Lot 5.
- ❖ Development Charges are addressed in the executed Development and City-Owner Contract for this Property, with the exception of:

Traffic Signs – As Determined by the City Engineer

**WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS**

**Application Number: Final Plat #02-62 - Wedgewood Hills 6th**

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

**A No Loss application was approved for this area in 1997.**

310



**ROCHESTER PARK AND RECREATION DEPARTMENT**  
**201 FOURTH STREET SE**  
**ROCHESTER MINNESOTA 55904-3769**  
**TELE 507-281-6160**  
**FAX 507-281-6165**

## MEMORANDUM

**DATE:** March 26, 2003  
**TO:** Jennifer Garness  
 Planning  
**RE:** Wedgewood Hills 6<sup>th</sup>  
 Final Plat #02-62

Acreage of plat.....	6.68 a
Number of dwelling units.....	25 units
Density factor.....	.0244
Dedication .....	0.61 ac
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Reduction in previously established credits resulting from dedication of a  $\pm 6$  acre park in the subdivision.

The applicant should receive credits for the dedication of the 0.09 acre Outlot A of this plat. The outlot should be graded and seeded to turf prior to dedication. The outlot will serve as park access on the west side of Wedgewood Hills Park.